

WARRANTY DEED

THIS WARRANTY DEED made and entered into this day by and between Brandi L. Bearden formerly known as Brandi L. Mayer and husband, Josh Bearden, who joins the conveyance for the purpose of conveying any homestead rights, or other marital rights, he/she may have to the property by virtue of his/her marriage to Brandi L. Bearden, Grantors, and Nancy H. Andrews, Grantee,

WITNESSETH:

THAT FOR AND IN CONSIDERATION of the sum of Ten and no/100 Dollars (\$10.00), cash in hand paid by the Grantee to the Grantor, and other good and valuable considerations, the receipt and sufficiency of all of which is hereby acknowledged, Grantor does hereby grant, bargain, sell, convey and warrant, except as hereinafter set forth, unto the Grantee, the following described property, together with the improvements, hereditaments and appurtenances thereunto belonging, located in the County of DESOTO, State of MS, and more particularly described as follows, to-wit:

"See Attached Legal Description - Exhibit A"

TO HAVE AND TO HOLD unto the Grantee, his/her heirs and assigns, in fee simple forever, and free from all liens and encumbrances except for the following exceptions:

- 1) Taxes and assessments for the current year and subsequent years, which are not yet due and payable.

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STATE MS.-DESOTO CO. ^{ps}
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2) Zoning and/or other land use regulations promulgated by federal, state or local governments affecting the use or occupancy of the subject property.

3) Any and all matters which would be disclosed by an accurate survey of current date and/or an actual inspection of said property.

IN TESTIMONY WHEREOF, witness the signature of the Grantor on this the 12th day of September, 2002.

Brandi L. Bearden
Brandi L. Bearden

Josh Bearden
Josh Bearden

STATE OF MISSISSIPPI
COUNTY OF DESOTO

THIS DAY personally appeared before me, the undersigned authority within and for the State and County aforesaid, Brandi L. Bearden and husband, Josh Bearden, who acknowledged that he/she signed, executed and delivered the above and foregoing Warranty Deed on the day and year therein mentioned.

GIVEN under my hand and official seal on this the 12th day of September, 2002.

Linda Kay Wheeler
NOTARY PUBLIC

(SEAL)

My Commission Expires:

ADDRESS OF GRANTOR:

3269 Sundial Drive
Hernando, MS 38632
Home: 662-429-8539
Work: 910-546-5201

ADDRESS OF GRANTEE:

2434 Church Street 2557 West Street
Hernando, MS 38632
Home: 429-7795
Work: N/A

PREPARED BY AND RETURN TO:

HOLCOMB DUNBAR, P.A.
P. O. BOX 190
SOUTHAVEN, MS 38671-0190
(601) 349-0664

FILE# 802443/JSM

LEGAL DESCRIPTION - EXHIBIT A

Beginning at the Northeast Corner of Town of Hernando Lot 315, situated in Section 13, Township 3 South, Range 8 West, DeSoto County, Mississippi; thence South 28.00 feet to a point; thence North 86 degrees 41 minutes West 55.00 feet to the Point of Beginning of the following lot; thence South 3 degrees 51 minutes West 96.00 feet to a point on the North side of Shady Lane; thence North 86 degrees 41 minutes West 65.00 feet along said street to a point; thence North 3 degrees 51 minutes East 96.00 feet to a point; thence South 86 degrees 41 minutes East 65.00 feet to the point of beginning and containing 0.13 acres more or less.

LESS AND EXCEPT that part conveyed in Deed Book 252, Page 142 in the Office of the Chancery Clerk of DeSoto County, Mississippi.

INDEXING INSTRUCTIONS:

Part of Town of Hernando Lot 315, in the Southeast Quarter of the Northeast Quarter of Section 3, Township 3 South, Range 8 West, DeSoto County, Mississippi.